

DESIGN AND ACCESS STATEMENT

In Support of an application for Engineering Operations to form New Slurry Lagoon Moretons Farm Gyfelia Wrexham LL13 0YH

Introduction

This Design and Access statement is submitted in support of an application to construct a new slurry lagoon to house slurry produced by livestock on the farm. .

Proposal

The proposed slurry lagoon will be 50 metres in width and 60 metres in length, the lagoon is bunded by a graded earth bank that will be grassed over. The surface of the slurry will measure 30 metres in width and 40 metres in length. Therefore the footprint of the proposed development is 3000 square metres

Site Analysis

The site is located in the rural area to the south of Wrexham, with the village of Rhosllanerchrugog to the east. The farm is a family run concern consisting of 300 acres of owned grass and arable land and 40 acres of rented land on a tenancy agreement in the local area.

Amount

One new building is applied for (phase 2 of a 2 phase plan). And it is proposed to be adjacent a recently constructed dairy cattle milking parlour building. The plans at Moretons Farm are to increase cow numbers from 150 in milk up to 345 in milk,

enabling a more economic and sustainable business, in line with DEFRA standards of welfare for cattle, and working conditions for the staff.

Due to this increase in livestock DEFRA standards also require agricultural units to have the capacity to store up to four months worth of slurry on the farm, commensurate with the stock numbers. The proposed slurry lagoon will allow the unit to be stored in line with DEFRA regulations.

Layout

The layout of the building is a linear arrangement typical of a modern cubicle house with beds capable of providing optimum cow comfort resulting in maximum production of high quality organic milk.

Access to the adjacent cattle milking parlour building makes for a streamlined procedure during milking and adds to the efficient running of the farm

Scale

The building is of a typical modern agricultural style and the scale is governed by the proposed herd size and associated equipment/ facilities required and based on guidance by DEFRA relating to space allowances and animal welfare.

The slurry lagoon is of atypical design allowing and the scale is governed by the proposed increase in livestock. The size of the slurry lagoon is based on the standards set out by DEFRA relating to the need to provide at least four months worth of slurry on the site.

Character

Engineering operations are required to form the lagoon, such as excavation and grading of the excavated material to form the bunded walls of the lagoon. There is no need to export any material from the farm for this proposal. A stock proof fence sits on top of the bund around the perimeter of the slurry.

The secluded location of the farm and its setting in the surrounding topography mitigates against the need for landscaping and screening. The scale of the proposal is compatible with the scale of the existing farmstead, and general character of the rural landscape.

Appearance

It is of a typical agricultural slurry lagoon design. The bunded walls help to integrate the lagoon into the landscape by being grassed. The scale of the Lagoon is not excessive in terms of its height.

Access and community safety

Access to the building will be off the existing farm yard. There are no issues of community safety as the site is only accessible by personnel that have business at the farm. The normal farm activities provide no risk to the wider community.

Movement from & within the development

The cattle housing will form part of the existing farm complex. All transport links are existing as are traffic movements, parking and turning within the site

The Process

The applicants are in the process of expanding the farm to perform in a more efficient and profitable manner to cater for their son who has studied agriculture at Reece Heath Agricultural College and who is now working on the farm. Part of this process includes increasing cow numbers and upgrading the housing facilities, in turn this requires an increase in the slurry storage capacity on site. The financial commitment required for these improvements will provide a sound and sustainable system for the future, guaranteeing employment and lively hoods for generations to come.

Climate Change

There is a need to consider how proposed schemes can help to mitigate climate change and adapt to the climate over the course of its expected lifetime. There are no toxic chemicals or commercial processes proposed on site which would potentially encourage further negative climate changes.

The proposed building will not have any impacts on carbon emissions and / or climate change.

The digging out involved will alter the minor undulations of the existing site but not to an extent that would cause any concern with regards to natural build up of water or drainage problems. All materials will be sourced from local suppliers to reduce carbon emissions involved in transportation. During construction a secure work area will be established to avoid any debris spreading on to adjacent land.

Crime Prevention

The slurry lagoon would not attract too much crime. There are no valuable items or equipment held within the parameters of the slurry lagoon. Stock proof fencing prevents encroachment into the slurry lagoon.

PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. With reference to potential theft or crime, the rural setting and secluded location of the new building is unlikely to attract any unwanted attention.